

MEMORANDUM

**DATE:** MARCH 18, 2021

**TO:** PARK AND RECREATION COMMISSION MEMBERS

**FROM:** MARGARET ORLANDO & LAURA DURHAM, DIVISION CHIEFS  
RECREATION SERVICES DIVISION

**SUBJECT:** PARK AND RECREATION COMMISSION DIVISION UPDATE ITEM

All Recreation programs and events are modified to meet COVID-19 guidelines and best practices. All participants are screened for symptoms and must wear masks, physical distancing is required, and capacity is significantly reduced.

**SUMMER UPDATE:** Please see the separate memo with information about all summer programs, activities, and facilities.

**Program Wrap-Ups**

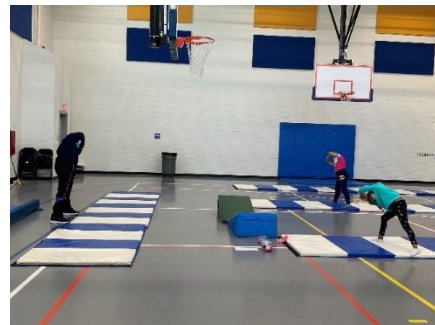
- **Chinquapin** offered a new class this winter, Hi/Lo Water Aerobics. Participants build muscle and tone and get a great cardio workout with a mixture of high and low intensity exercises set to great music in shallow water. The class provides options for a range of fitness levels.
- The **Learn to Swim** program at **Chinquapin** was modified to reduce capacity and continues to be successful. The winter session had 299 participants.
- The **Introduction and Intermediate Pickleball** Classes at **Charles Houston** will wrap up at the end of March. Intro to pickleball focus is on the beginner aspects of pickleball, serving, rules, point system and court dimensions. Intermediate pickleball focuses on ball placement, different game strategies, foot work and advanced serves.



- **Leonard “Chick” Armstrong’s OSTP Virtual Learning** students celebrated Valentine's Day with games, music, cupcake decorating, and nicely decorated candy bags to take home. Staff and students decorated their classroom for the celebration, and students wore their favorite red, pink and white t-shirt. It was a fun day for everyone.
- OSTP participants at **Leonard “Chick” Armstrong** continue to participate in **environmental education** activities led by the **Buddie Ford Nature Center**. The students were instructed on "How to grow Crystals ", the students were able to grow salt crystals using regular table salt in just few days with other household materials. They also learned about how the crystalline shapes of salt is formed.



- **Classes and Camps** is wrapping up the second winter session of programming. We have more than doubled the number of participants, most likely due to more outdoor programming and the community becoming more confident in taking classes with our COVID precautions in place. Most of the classes at this time are youth classes, but we have had a few more adult programs running as well. There were 160 participants in the second session vs. 77 in the first session.
- **Nannie J. Lee/Therapeutic Recreation** offered a variety of special activities in February. The month of February is filled with some fun events. Everyone loves to talk about Ground Hog Day, Valentine’s Day, President's Day, and Black History Month! For the month of February, participants created crafts such as Valentine's Day Cards and Candy Grahams for their parents. We also enjoyed "Ground-Hog Bingo” and Black History Coloring and Activity Sheets.
- The **Flip First Tumbling** Winter session at **Patrick Henry** went well in February 2021. This program is open to both boys and girls of all skill levels to improve balance and agility, and tumble techniques through fun drills, games, and interactive demonstrations.



- **Patrick Henry** hosted the “**Lil Kickers and Me**” in February, a parent and toddler soccer class designed to introduce children to soccer through games and activities. The program also introduces the younger children and their families to our sports programs, promotes physical fitness, and helps develop key social skills like sharing, taking turns and sportsmanship.



- On Tuesdays and Thursday evenings, the **Patrick Henry Center** continue to provide the **Modified Open Gym for the teens** in the community. All teen participants continue to practice social distance and face masks are worn throughout their visit on the center.
- **Patrick Henry** hosted the **Ballet I** winter session for youth ages 5-9. Participants learn the basic ballet techniques, including adagio, barre and center floor as well as the disciplines of dance while having fun and promoting physical coordination and mental concentration.
- On Tuesday evenings during the month of February 2021 the **Roller Skating for Fitness/Fun** class was held at the **Patrick Henry Center**. The participants learned how to roll! Instruction includes guidelines for safety, components of an inline and traditional quad roller skate, basic skating skills, proper techniques, and exercises. There were 9 participants.
- **Patrick Henry Recreation Center** conducted a revamp Winter session of the **Walk & Fit Training** class for the City of Alexandria residents. This is a circuit training class that incorporates walking as an aerobic activity and the use of handheld weights and resistance bands for strength training. This is a cardiovascular fat burning workout that will aid in firming and sculpting your body.
- **Patrick Henry Recreation Center** conducted a modified **Body Part Aerobic Class** for the City residents. This is a low-impact exercise using a chair aerobic workout with slow everyday movements to tone and sculpt the body. the use of chairs will aid in increasing balance, coordination, and flexibility.
- The **Sports Section** offered **Lil' Sprinters** this winter. Participants learned the basics of running, throwing, and jumping in a socially distant environment. Coach Angela Hale helped the preschoolers enjoy the track & field setting by working on high jumping, throwing javelins, and shot puts, and practicing relays with their parents. One participant told Skylar Borman when asked if he was having fun that he was "having fun times a million" with parents and guardians echoing that the kids look forward to class each week.

- **Alexandria Titans Indoor Track** was a very popular class for the winter. Two sessions were offered, and both were full of inquiries for more slots from people wanting to join. In pre-pandemic times, the participants would compete in local indoor competitions against other teams from the surrounding areas. Our program emphasized social distancing, safety, exercise, teamwork, and getting the best from each session. Due to the popularity of the class, another session is being offered in May. Coach Angela Hale received compliments from both participants and parents for "being the best coach ever" and "helping the kids out of their comfort zone" as reported to Skylar Borman.

### Program Updates

- **Charles Houston** will begin offering **teen activities** and programs in March for our youth starting at age 12. Several programs are lined up through the summer, including cooking activities, mentoring programs from Project Success, teen movie nights, and fitness programs geared towards our youth.
- In March, the **Leonard “Chick” Armstrong** OSTP participants will participate in environmental education led by the **Buddie Ford Nature Center**. This month’s theme is “Animals Symbolism and signs of Spring”. The students will learn about different species of animals and those that hibernate during the winter.
- The **Running Brook Foundation** funded an \$1800 grant for physical activity enrichment offered to ACPS student register in the Virtual Learning (Title I) at **Leonard “Chick” Armstrong**. The **Healthy Kids Grant** allows students to participate in additional (6) weeks of afterschool clubs. Students participated in Parkour this month.
- **Leonard “Chick” Armstrong** will partner with **Eudora Ballet** to provide free classes that will provide exposure to youth in the arts through dance. The course of the program, beginner and intermediate level students will be challenged creatively, artistically, as well physically on a weekly on basis.
- **Drills and Skills** will be offered in March. Due to the popularity of the previous session, another offering of this class is available for participants.
- With the success of the Fall sessions, the **Sports Section** is offering these baseball clinics to participants to help them get ready for the upcoming Spring season. Players in the **Rookie Weekend Baseball Clinic** will work on hitting, throwing, fielding, and running in a socially distant environment.
- The **Girls Weekend Softball Clinic** will run in March. These preseason clinics will help the participants get ready for the upcoming Spring softball season. Instructors will teach hitting, fielding, pitching, and running in a fun/socially distant environment.

### Upcoming Events

- **Chinquapin** will host a modified version of the annual **Under Water Egg Hunt** on April 3. The egg hunt will provide swim lesson participants to search for floating and under water eggs. All participants will receive a goodie and candy bag.

- **Spring Break** is right around the corner and we are ready for it! **Classes and Camps** is offering 11 great camp offerings. Half day and full day options available, in person and virtual options also available. From Art to Cooking to Skateboarding, we have a camp for every interest!
- Beginning in March, **Patrick Henry's Pop-up Rec** will bring back its mobile recreation center activities. Pop-up Rec promotes active, healthy lifestyles & social engagement, within the City of Alexandria's west end communities, by activating parks & green spaces with programs. The Pop-up Rec allows residents of all ages to engage in recreational sports, fitness programs, games, crafts & community awareness.
- **Patrick Henry** will offer **Senior Stretching** this spring. This low impact stretching class is designed for seniors to improve range of motion, increase circulation, decrease potential injury, and improve rest.
- **Hip Hop Fitness and Circuit Training** will begin this spring at **Patrick Henry**. This is a cardiovascular fat burning workout for Teens & Adults that will aid in firming and sculpting their body through hip hop dance and timed interval circuit training on a cardio and weight machine circuit. Increase endurance, burn calories, strengthen, and tone muscles and increase flexibility.

### **Special Features**

- **ALIVE!** is partnering with the **William Ramsay Recreation Center** to have a pop-up food distribution take place in front of the building. Individuals and families will be able to receive a food box, as well as additional add-on items. **ALIVE!** is hoping to offer this service to the Ramsay community monthly.
- **VDOE Spring Institute** - Staff from the **William Ramsay Recreation Center** participated in this 2-day virtual gathering. The focus was "**The Foundational Blocks of 21st Century Community Learning Centers: Reading, Math, and Family Engagement**". The 21st Century grant funds the LINK program for Francis C Hammond Middle School that is currently run out of the Rec. Staff listened to impactful keynote speakers and participated in engaging breakout sessions over the two days.

# City of Alexandria, Virginia

## MEMORANDUM

DATE: MARCH 18, 2021

TO: PARK AND RECREATION COMMISSION MEMBERS

FROM: OSCAR MENDOZA, DIVISION CHIEF - PARK OPERATIONS, RPCA

SUBJECT: PARK OPERATIONS MONTHLY UPDATE

### 1. PARK AND FACILITIES MAINTENANCE

#### a. Park Maintenance

- During February's snow and ice events Park Operations staff pretreated sideways, bridges and overpasses with our brine units.

#### b. Park Facilities Maintenance

- The maintenance team made several roofing repairs on dugouts and press box.
- Maintenance assembled and delivered outdoor furniture to Casa Chirilagua.
- The team constructed snow shovel racks for the warehouse at 2900 BCD.

### 2. URBAN FORESTRY & HORTICULTURE

#### a. Urban Forestry

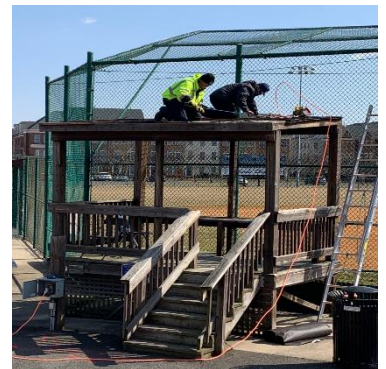
- Bid farewell to East District Arborist Matthew Barker after 5 years of service to the City.
- Began hiring process for a new East District Arborist.
- Celebrated one year hiring anniversary of West District Arborist Andrew Benjamin.

#### b. Horticulture

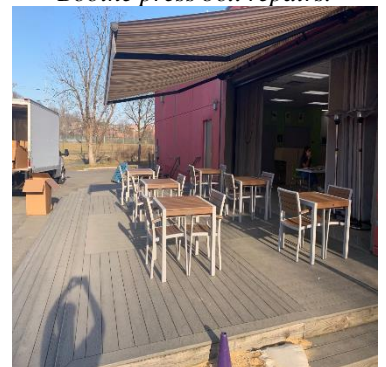
- Chinquapin and Holmes Run Community Gardens, opened for the 2021 season on March 1<sup>st</sup>.



*Park Operations staff Duke Street*



*Boothe press box repairs.*



*Casa Chirilagua outdoor furniture.*

### 3. NATURAL LANDS MANAGEMENT

[Like other City depts. and staff, Natural Lands Management has been practicing social distancing and other safety measures during the coronavirus crisis to ensure the safety of residents, teammates, and the communities we serve. Still, we continued to safely accomplish many of our core, essential duties and meet targeted goals.]

#### a. Invasive Plant Management and Ecological Restoration

- Staff supervised our contractor, Invasive Plant Control (IPC), in the removal of Callery Pear, Porcelain-berry, Oriental Bittersweet, Mimosa, Bush Honeysuckle, Lesser Celandine, and others along the banks of Holmes Run near the confluence of Backlick Run at Ben Brenman Park and at Four Mile Run Park.

#### b. Cooperative Initiatives

- On March 3, 2021, City Natural Resource Manager gave a virtual Zoom presentation on "Native Lawn Alternatives" for the Virginia Cooperative Extension, Henrico Master Gardener Advanced Training Series 2021.
- Staff worked with volunteers with the George Mason University Urban Ecology and Conservation Lab in documenting wildlife in the Alexandria.
- Staff installed interpretive and regulatory signage in City natural area parks.

#### c. Environmental Review

- Staff updated and revised the recommended non-native invasive plant lists for the Landscape Guidelines.

### 4. JEROME "BUDDIE" FORD NATURE CENTER

#### a. Programs/Updates

The Nature Center had 138 visitors in February and provided 1 impromptu program for 5 of them. Throughout the month we conducted a total of 13 programs for 82 participants and saw a total of 220 people.

##### *Nature Center Programs:*

- We hosted 6 participants for our public Tracks n' Traces program. They learned how to identify local animal tracks and scat as we hiked through DKNP searching for animal signs and sounds.

##### *Outreach Programs:*

- Nature Center educators conducted a total of 12 in-person programs for 3 recreation centers (Chick Armstrong,



*Frank Mann roofing repair.*



*Red maple began to bloom across Alexandria.*



*Lesser Celandine - one of the region's worst weeds - in bloom on January 19th along Taylor Run.*



*Lesser Celandine in bloom along Hooff's Run at African American Heritage Park.*

William Ramsey and Mt Vernon) seeing a total of 76 students and recreation staff. This month's theme was Geology. Students learned about the different types of rocks on earth, how they form, and what ones they may find in their own yards. Then each student created a salt crystal tree to watch grow over the next few days.

b. Volunteers and Interns

- One Nature Center volunteer worked 16 hours this month assisting with weekly animal health checks and soaks. We also hosted a group of 12 participants that worked for 3 hours collecting information for the Great Backyard Bird Count.

c. Noteworthy

- Nothing to report for the month of February.



*Photos above and below are recreation center students working on their salt crystal trees.*




# City of Alexandria, Virginia


---

## MEMORANDUM

**DATE:** MARCH 18, 2021

**TO:** PARK AND RECREATION COMMISSION MEMBERS

**FROM:** JACK BROWAND, ACTING DEPUTY DIRECTOR   
RECREATION, PARKS & CULTURAL ACTIVITIES

BETHANY ZNIDERSIC, DIVISION CHIEF   
PARK PLANNING, CAPITAL DEVELOPMENT & WATERFRONT

**ITEM 4:** PARK AND RECREATION COMMISSION DIVISION UPDATE  
PARK PLANNING, CAPITAL DEVELOPMENT & WATERFRONT

---

### Capital Improvement Project Update

Project Managers: Bethany Znidersic, Acting Division Chief, Capital Development and Jack Browand, Acting Deputy Director

- **Awarded** - Armistead L. Boothe Park Synthetic Field Conversion Project Design Contract
- **Awarded** - James T. Luckett Restroom Construction Contract
- **Awarded** - Nicolas Colasanto Interactive Fountain Design Contract
- **Awarded** - Multi-Court Athletic Light Replacement (William Ramsay & Armistead Boothe)
- **In Progress** - Landover Park ADA Access Ramp design
- **In Progress** - Fence Installation, Repair and Removal ITB
- **In Progress** - Swimming Pools Maintenance and Repairs ITB
- **In Progress** - Fort Ward Park Picnic Shelter ADA Access Construction ITB
- **In Progress** - Landscape Architect of Record Request for Qualifications (RFQU)
- **Submitted** - Fort Ward Park Playground Renovation Construction ITB
- **Submitted** - Tree Planting Invitation to Bid (ITB) (rebid)

### Del Ray Gateway/Colasanto Spray Park

**Project Managers: Bethany Znidersic, Acting Division Chief, Park Planning**

The Del Ray Gateway project will redevelop the triangle park at the corners of Mount Vernon and Commonwealth Avenues. The site will be designed and developed in phases. The Department of Recreation, Parks, and Cultural Activities (RPCA) held a community meeting on March 4 to confirm the design principles and gather feedback from the community prior to starting design. Public Art will be included in the design and a Public Art Task Force will be established. Site design concepts will be presented at the next community meeting in April/May.

### **James T. Lockett Memorial Field Restroom Installation and Site Improvements**

#### **Project Managers: David Ghezzi, Architect**

The project contractor, The Stevens Construction Corps, received Notice to Proceed from the City on February 12, 2021. This week the Contractor will complete installation of new sanitary line tie-in to ACPS bus facility existing sanitary lateral. In order to minimize disruption to ACPS bus driver parking, the Contractor is utilizing horizontal underground boring. The Contractor is currently mobilizing the construction site and readying transfer of materials from the Payne Street Storage Yard. This project is unique in that materials, products, and finishes have been pre-provided by Romtec, an Oregon Restroom company. Romtec also provided engineered drawings for the restroom portion. Gordon Engineers, Chantilly VA, provided site improvement drawings compatible with the restroom drawings including utility connections. This project has a window of 150 days to completion. Estimated completion is mid-June 2021.

### **Joseph Hensley Park Renovation**

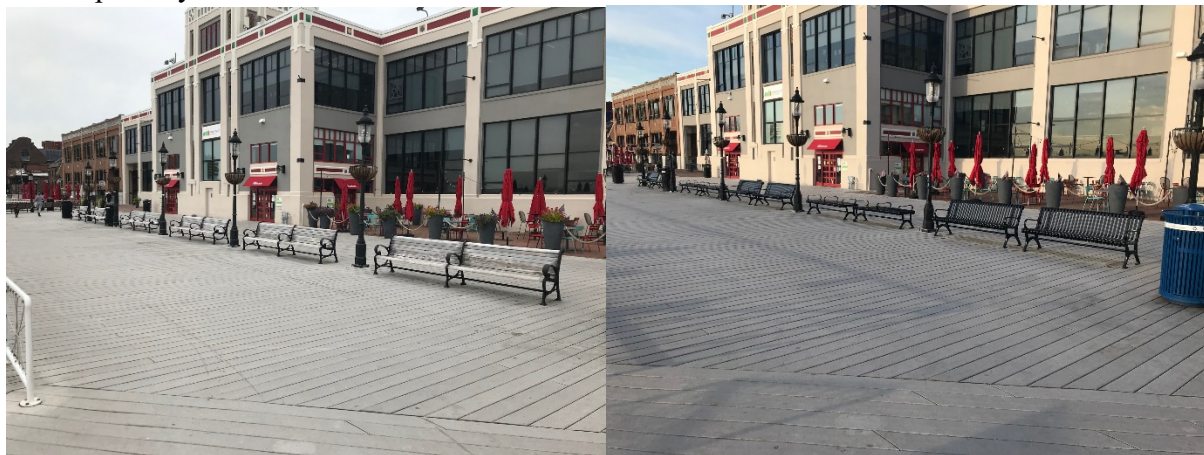
#### **Project Managers: Bethany Znidersic, Acting Division Chief, Park Planning and Matt Landes, Division Chief, Department of Project Implementation**

The Joseph Hensley Park Renovation project will implement the recommendations of the 2014 Citywide Parks Improvements Plan as amended in January 2021. The project's Development Site Plan was approved by the Planning Commission on March 2. The project will now move into final design and construction documents.

### **Bench Replacement Project at City Marina**

Project Manager: Daniel Unkle, Urban Planner II, Park Planning.

The bench replacement project will replace all existing wood benches with new park standard metal benches to improve the visitor experience and aesthetics at the City Marina. The project is scheduled to be complete by mid-March.



Before

After

### **Open Space Steering Committee Update**

#### **Project Managers: Judy Lo, Acting Principal Planner, Park Planning and Ana Vicinanzo, Urban Planner II, Park Planning**

On February 24 the Open Space Steering Committee (Committee) held its sixth meeting to discuss the Committee's comments on the draft definition, goals and characteristics of public accessible open space. For more information about the Open Space Policy Plan and the planning process, visit:

<https://www.alexandriava.gov/89491>.

### **Renaming of 3550 Commonwealth Avenue Park to Shirley Tyler Unity Park**

**Project Managers: Judy Lo, Acting Principal Planner, Park Planning and Ana Vicinanzo, Urban Planner II, Park Planning**

On February 20, City Council approved the City Council Naming Committee's recommendation to rename 3550 Commonwealth Avenue Park to Shirley Tyler Unity Park. The name recognizes the two nominations received for the park naming:

- Shirley Tyler: A community leader and educator in Alexandria for more than 40 years, Tyler and her family moved to Arlandria in 1965 where she was a resident until her death in February 2018. They were the first African American homeowners in their neighborhood. Tyler served as the first female African American School Board chairperson.
- Unity: this idea reflects the "hopes and dreams that we have for this park...it would be a place of connection, recreation, and fun for all of the people that live in the 2 neighborhoods surrounding it. It would also serve as a reminder of where we have come from and where we are going..."

### **Simpson Park Dog Park Renovation Update**

**Project Managers: Bethany Znidersic, Acting Division Chief, Park Planning and Matt Landes, Division Chief, Department of Project Implementation**

The Simpson Park Dog Park Renovation project will address existing erosion and drainage issues at the dog park. As identified in the Citywide Parks Improvements Plan, the dog park is one of the most popular fenced dog parks in the City. As such, it receives extensive daily use. The 100% plans are in progress and preparations for procurement are in progress.

### **March 18, 2021 Discussion Items**

- **Carlyle Plaza II / Carlyle Park Towers Open Space** - Public Hearing
  - Ana Vicinanzo, Urban Planner II, Park Planning
  - Judy Lo, Acting Principal Planner, Park Planning
  - Nathan Imm, Principal Planner, P&Z
  - Anna Franco, Urban Planner II P&Z
- **Eisenhower East SAP North Circle Park Update**
  - Nathan Imm, Principal Planner, P&Z
  - Anna Franco, Urban Planner II P&Z
- **Landmark Mall SAP Open Space Update**
  - Ashley Labadie, Urban Planner III, P&Z
  - Jack Browand, Acting Deputy Director, RPCA
- **Armistead L. Boothe Park Field Conversion** – Environmental Exception
  - Bethany Znidersic, Acting Division Chief, Park Planning
  - Jack Browand, Acting Deputy Director, RPCA

### **Attachments**

1. Carlyle Plaza II / Carlyle Park Towers Open Space
2. Eisenhower East SAP North Circle Park Update
3. Landmark Mall SAP Open Space Update
4. Armistead L. Boothe Park Field Conversion – Environmental Exception
5. FY 2022 Community Matching Fund Schedule and Update

## City of Alexandria, Virginia

---

### MEMORANDUM

**DATE:** MARCH 18, 2021

**TO:** PARK AND RECREATION COMMISSION

**FROM:** JACK BROWAND, DIVISION CHIEF *JB*  
PARK PLANNING, CAPITAL DEVELOPMENT & WATERFRONT

**THROUGH:** JAMES SPENGLER, DIRECTOR  
RECREATION, PARKS & CULTURAL ACTIVITIES

**ITEM 3:** BLOCK 32 – CARLYLE PLAZA II / CARLYLE PARK TOWERS OPEN  
SPACE DESIGN

---

**ISSUE:** Park and Recreation Commission public hearing and recommendation of the proposed open space amendment for the Block 32 – Carlyle Plaza II / Carlyle Park Towers development.

**RECOMMENDATION:** That the Park and Recreation Commission:

1. Hold a public hearing to receive public input on the Block 32 open space amendment; and
2. Following the public hearing provide an endorsement for the Block 32 open space amendment.

**BACKGROUND:** The applicant, Carlyle Plaza, LLC, represented by McGuire Woods LLP, is requesting Parks and Recreation Commission review and comment on the redesign of the proposed open space amendments for the Block 32 – Carlyle Plaza II / Carlyle Park Towers development. The open space is part of the larger Eisenhower Block 32 development (see Attachment 1 “Eisenhower East Carlyle Block Map”), which extends from Eisenhower East to the north, Limerick Street to the South, John Carlyle Street and Bartholomew Street to the west and Holland Lane to the east.

The City’s review of the Block 32 development began as early as 2008 when the City initiated a coordinated planning effort for “South Carlyle”, which included the AlexRenew office building, Carlyle Block P, and Eisenhower East Block 32. The development was subsequently approved by City Council in June 2012 (via DSUP#2011-0031) and extended to 2027 (via DSUP#2019-0024).

The Block 32 development approval includes four tower buildings (and a residential liner building along Bartholmew Street) consisting of 755,114 square feet of office floor area and

632,056 square feet of residential floor area. The approval includes a four-to-five story, above-grade parking garage that will provide parking for all the buildings and is designed to accommodate a green roof which will be open to the public as open space. The rooftop open space will connect the Block 32 development with the athletic field on the Alexandria Renew site, creating over 5 acres of integrated open space. The developer will also design and construct the parks created by the elimination of the Eisenhower Circle, referred to as North-Circle Park and South-Circle Park. The extensive rooftop public open space is connected to grade via a “transition zone” – a landscaped assemblage of overlooks, terraces and stairs that leads down to the South-Circle Park. Please see Attachment 2 “Approved Site Plan” for reference.

**APPROVAL PROCESS:** The applicant is now proposing an amendment to the DSUP approval for the Carlyle Plaza II development in order to provide for a shift in use from office to residential above and beyond the quantity currently allowed, and to make other site plan modifications; most notable changes to the open space design. The applicant has already received an endorsement for the building architecture from the Carlyle Eisenhower Design Review Board (DRB) but is in the process of obtaining the DRB’s endorsement for the open space design. The applicant presented the proposed open space design to the DRB on January 21, 2021, and will go back to the DRB on March 25, 2021, to ask for an endorsement. The applicant also received input from the Parks and Recreation Commission (PRC) at the February 18, 2021, PRC meeting.

## **DISCUSSION:**

### **Overview of Changes from Approved Design**

The set of open space design plans the PRC is reviewing tonight is the most recent iteration of the proposed open space plans for the Block 32 development and includes modifications based on staff and DRB feedback presented at the January 21, 2021 DRB meeting and the February 18, 2021 PRC meeting. The applicant’s proposal contains many of the elements included in the approved open space design, including an extensive public open space deck that extends from the Alex Renew stadium seating to a “transition zone” at the north end of the deck, still including a landscaped assemblage of overlooks and stairs, which leads down to the South-Circle Park. A playground at the south end of the park is also a continued element of the open space deck design. Notable differences to the open space deck include a staircase and ramp connection over Savoy Street where there was a smooth slope over Savoy, the addition of an outdoor amphitheater structure near the Savoy Street connection, the addition of a covered pavilion structure facing the upper (north) portion of the deck, the addition of interactive outdoor play and study areas on the northern half of the deck, a modified transition zone design, the removal of the elevated bike ramp that led from the elevated deck near AlexRenew, down to the at grade sidewalk near the intersection of Holland Lane and Eisenhower Avenue, and the addition of two public elevators (for a total of three), giving access to the elevated park from the transition zone, Savoy and Bartholomew Streets. Please see Attachment 3 “Proposed Site Plan” for reference.

### **Overview of Open Space Accessibly, Ownership, and Maintenance**

The open space for the development can be broken down include the following categories:

- **Publicly Accessible Open Space:** The elevated open space deck, the transition zone, and other small areas of ground level open space will be constructed and maintained by the developer on private property designated as publicly accessible. There is approximately 103,354 square feet (or 2.4 acres) of publicly accessible open space in the proposed development plan, which is slightly more than in the approved plan.
- **Private Open Space:** The rooftop amenities, and the private courtyard between the two towers along John Carlyle Street will be constructed and maintained on private property and will only be accessible to residents of the property. There is approximately 41,120 square feet of private open space in the proposed development plan, which is an increase of approximately 36,000 square feet from the approved plan.
- **Public Open Space:** The North and South Circle parks that are created from the removal of the Holland Lane and Eisenhower Avenue traffic circle are also public open space that will be constructed and improved by the developer but owned by the City. The developer will maintain the South Circle Park improvements in perpetuity and the City will maintain the North Circle Park improvements.
- **Publicly Accessible Open Space Within an RPA:** A small portion on the east side of Holland Lane and on the applicant's property is located within an Resource Protection Area (RPA). This area will be dedicated to the City. The area of RPA open space will not be changed with the proposed amendment.

**NORTH CIRCLE PARK:** Staff is working with the applicant to make modifications to the design of the North Circle Park. With this DSUP amendment application, the applicant had already redesigned the park to accommodate a large Emergency Vehicle Easement (EVE) in the park for access to the adjacent, existing condominium buildings. The design, shown in Attachment 4b "North Circle Park Design", included a larger open space lawn and a pollinator garden.

Staff has given the applicant direction to remove the pollinator garden due to maintenance concerns and provide more interactive seating that can also serve as areas of play. The applicant will provide staff with a revised design after the release of the memo but prior to the PRC meeting on March 18, 2021 for consideration and endorsement.

## **OTHER CONSIDERATIONS:**

### *Open Space Deck Pavilion*

The applicant is proposing a new pavilion structure on the open space deck, located just north of Savoy Street. The proposed pavilion is a new component of the open space design for this development and was not included in the current development approval for the property. Staff is supportive of the pavilion and would like to see it used daily and for special events like concerts, fitness classes, and other appropriate events.

The current design of the pavilion, shown in Attachment 5 "Open Space Deck Pavilion, is a placeholder design which would be modified with the applicant's submission of the phase 2

Final Site Plan. Due to the intended active nature of the pavilion, Staff recommends that the pavilion include lighting so it may be accessed after dark.

*Open Space Amenities & Hours of Operation*

The applicant is proposing several passive and active amenities on the open space deck, including, tables with power outlets for coworking, lounge swings, ping pong, amphitheater seating, benches, and cafe tables. Further, the applicant is proposing a fountain and several unique seating options in the South Circle Park. Staff believes that the open space deck and south circle park will be a unique open space experience in the City and should be open after dark. Staff is working with the applicant for the provision of adequate lighting for the deck and South Circle Park open spaces.

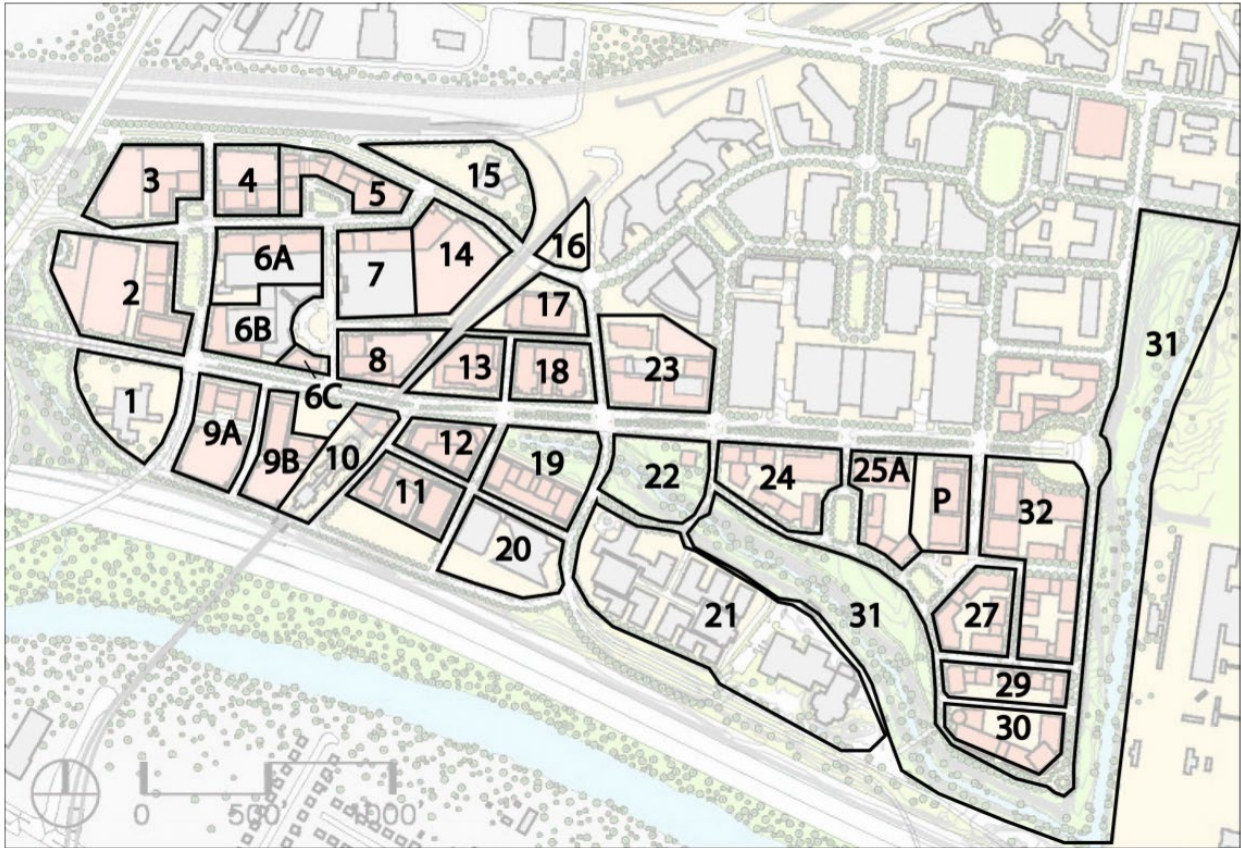
**FISCAL IMPACT:** Design and construction of the park improvements will be funded and completed by the developer. Public art will be funded with contributions from the developer and may possible be installed by the developer. RPCA will be responsible for park maintenance for the North Circle Park, which will commence when the construction of the improvements for the North Circle Park are completed by the developer.

**STAFF:**

Ana Vicinanza, Urban Planner II, Park Planning  
Judy Lo, Acting Principal Planner, Park Planning  
Anna Franco, Urban Planner II, Planning & Zoning  
Nathan Imm, Principal Planner, Planning & Zoning

**ATTACHMENTS:**

**Attachment 1: Eisenhower East / Carlyle Block Map**



## Attachment 2: Approved Site Plan



## Attachment 3: Proposed Site Plan



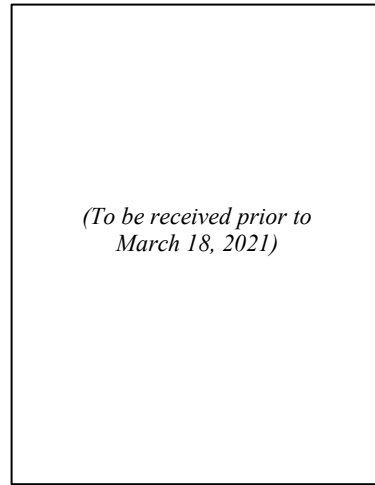
## Attachment 4: North Circle Park Design



**4A. Approved Design**



**4B. Current Design**



**4C. Revised Design**

## Attachment 5: Proposed Open Space Deck Pavilion



## City of Alexandria, Virginia

---

### MEMORANDUM

**DATE:** MARCH 18, 2021

**TO:** PARK AND RECREATION COMMISSION

**FROM:** JACK BROWAND, DIVISION CHIEF  
PARK PLANNING, CAPITAL DEVELOPMENT & WATERFRONT

**THROUGH:** JAMES SPENGLER, DIRECTOR  
RECREATION, PARKS & CULTURAL ACTIVITIES

**ITEM 5.b.:** NORTH CIRCLE PARK DESIGN UPDATE

---

**ISSUE:** Park and Recreation Commission consideration of the North Circle Park design.

**RECOMMENDATION:** That the Park and Recreation Commission:

1. Review and discuss updates to the North Circle Park design.

**BACKGROUND:** In addition to publicly accessible open space located in Block 32, Carlyle Plaza, LLC, the applicant for the Block 32 will also design and construct South Circle Park and North Circle Park. These at-grade parks will be created from the removal of the Holland Lane and Eisenhower Avenue traffic circle and will be City owned. South Circle Park will be maintained in perpetuity by the developer, while North Circle Park will be maintained by the City.

The North Circle Park design was approved by City Council in June 2012 as part of the original Block 32 development approvals. The design consisted of lawn areas, trees, pathways and benches. Since the applicant is now proposing an amendment to Block 32, shifting uses from office to residential, above and beyond what was previously approved, staff are requesting minor modifications to the original North Circle Park design.

**DISCUSSION:**

The applicant is requesting Parks and Recreation Commission comment on the updated design of North Circle Park based on staff recommendations for design and maintenance. This space is more accessible than the above grade open space, therefore staff would like to see this park programmed and designed in way to accommodate multiple uses, ages, and abilities. North Circle Park will be a relatively small park, but staff believes it could draw inspiration from other City pocket/neighborhood parks such as 3550 Commonwealth Avenue's design. Additionally,

staff would like this park to be designed to increase user comfort and recommends the following updates to the park design:

- Ensure existing street trees on the north side of Eisenhower Avenue are preserved and integrated into design to provide shade and other environmental benefits.
- Incorporate multiuse elements and equipment that would allow maximum use of the space. Multiuse equipment could include mounds that have tunnels running through them, or low walls that step up and down, which can be used as seating, play equipment, or parkour.
- Seating options to include fixed and moveable furnishings, located in shaded areas.
- Protection from the street – this can be accomplished with trees, plantings, fencing and other elements to provide a barrier between traffic.
- Provide other surfacing options for the Emergency Vehicle Easement, which could include a hardscape surface with graphics and markings on it, and could be used for smaller scale programming.
- Incorporate other surfacing types such as synthetic or recycled materials to minimize maintenance and support multiple uses.
- Ensure irrigation or other water management systems are available on-site.

**FISCAL IMPACT:** Design and construction of the park improvements will be funded and completed by the developer. RPCA will be responsible for park maintenance for the North Circle Park, which will commence when the construction of the improvements for the North Circle Park are completed by the development.

**STAFF:**

Ana Vicinanza, Urban Planner II, Park Planning  
Judy Lo, Acting Principal Planner, Park Planning  
Anna Franco, Urban Planner II, Planning & Zoning  
Nathan Imm, Principal Planner, Planning & Zoning

# City of Alexandria, Virginia

## MEMORANDUM

**DATE:** MARCH 18, 2021

**TO:** PARK AND RECREATION COMMISSION

**FROM:** JEFF FARNER, DEPUTY DIRECTOR  
DEPARTMENT OF PLANNING AND ZONING

**THROUGH:** JACK BROWAND, ACTING DEPUTY DIRECTOR  
RECREATION, PARKS & CULTURAL ACTIVITIES

98

**ITEM 5.c:** LANDMARK MALL MASTER PLAN AMENDMENT, REZONING, AND  
COORDINATED DEVELOPMENT DISTRICT (CDD) CONCEPT PLAN

**ISSUE:** Park and Recreation Commission consideration of the Landmark Mall Master Plan Amendment, Rezoning and Coordinated Development District (CDD) Concept Plan, as it relates to parks and open space.

**RECOMMENDATION:** That the Park and Recreation Commission provide verbal and/or written comments to staff for consideration prior to the June 2021 public hearings.

**BACKGROUND:** In 2019, an amendment to the Landmark Van Dorn Corridor Plan (Plan) was approved by City Council to include Chapter 10, a Landmark Neighborhood-specific chapter outlining updated recommendations to enable redevelopment of the 52-acre site. As part of the community engagement process, staff presented the project to the Park and Recreation Commission in February and March 2019. The Commission provided a written endorsement for the open space related recommendations of the Plan.

In December 2020, Foulger-Pratt, a local real estate investment and development firm and one of the site's partial owners, initiated the Master Plan amendment and rezoning process, along with a CDD Concept 1 submission. The community engagement process includes five Eisenhower West Landmark Van Dorn Implementation Advisory Group meetings, of which the PRC has representation, as well as presenting to each Commission in advance of public hearings in June 2021.

**DISCUSSION:** The CDD proposal is consistent with the intent of Plan Recommendation 10.2.1. The proposal provides a "minimum of 3.5 acres of at-grade publicly accessible open space with passive and active elements...that is physically and visually connected and accessible from the green street" through the provision of the Terrace Park, a Central Plaza, and Neighborhood Parks. Although Recommendations 10.2.2 through 10.2.7 pertain to future

Development Special Use Permits, associated CDD conditions will be recommended as part of the approval to ensure compliance.

The applicant requests to amend the Plan in the following ways:

1. Reconfigure the Central Plaza from the Plan-approved north/south orientation spanning the length of one development block, to an east/west configuration spanning three development blocks.
2. Amendment to the 25% at-or-above-grade open space per block requirement for the hospital campus Blocks A/B and C.

Staff supports the request to reconfigure the size and location of the Central Plaza. The new design results in an elongated park stretching across three blocks, instead of one, while serving as a physical and visual green connection from the proposed hospital on the west end of the site, to other site uses and the Terrace Park on the east end of the site. Staff recognizes there are unique challenges in meeting the 25% open space requirement for the proposed hospital use and acknowledges there may be a need for flexibility. Staff would like to continue to work with the hospital on public access for an indoor meeting space within the hospital campus. While an indoor space does not count as open space, it could provide an amenity for the public.

**STAFF:**

Jack Browand, Acting Deputy Director, Department of Recreation, Parks and Cultural Activities  
 Anna Vicinanza, Urban Planner II, Park Planning, Capital Development & Waterfront  
 Jeff Farner, Deputy Director, Department of Planning and Zoning  
 Maya Contreras, Principal Planner, Department of Planning and Zoning  
 Ashley Labadie, AICP, Urban Planner, Department of Planning and Zoning

## City of Alexandria, Virginia

---

### MEMORANDUM

**DATE:** MARCH 18, 2021

**TO:** PARK AND RECREATION COMMISSION

**FROM:** BETHANY ZNIDERSIC, ACTING DIVISION CHIEF  
PARK PLANNING, CAPITAL DEVELOPMENT & WATERFRONT

**THROUGH:** JACK BROWAND, ACTING DEPUTY DIRECTOR  
RECREATION, PARKS AND CULTURAL ACTIVITIES

**ITEM 5.d.:** PARK PLANNING, CAPITAL DEVELOPMENT & WATERFRONT STAFF  
REPORT - ARMISTEAD L. BOOTHE PARK FIELD RENOVATION UPDATE

---

**ISSUE:** Park and Recreation Commission consideration of the Armistead L. Boothe Park Field Renovation Update.

**RECOMMENDATION:** That the Park and Recreation Commission receive this staff report.

**BACKGROUND:** In May 2019 the Department of Recreation, Parks and Cultural Activities (RPCA) requested a transfer of funding from the Patrick Henry Recreation Center project to the Athletic Fields CIP and to reprioritize FY2019 funding in the Athletic Fields CIP to upgrade the athletic facility at Armistead L. Boothe Park, 520 Cameron Station Boulevard. This request was a response to the delayed completion of the approved Patrick Henry synthetic turf field. The synthetic turf field at Patrick Henry is anticipated to be complete in FY2023 following the termination of the current swing space use.

The transfer request was approved by City Council in October 2019. The design solicitation was delayed due to COVID-19 and was awarded in November 2020. A. Morton Thomas and Associates, Inc. has been contracted to complete the community outreach, design work, and construction documents for this project.

The park is part of the Cameron Station Coordinated Development District and is located on its the western edge. The park facilities were approved under a Special Use Permit in 1998 and the scoreboard was approved in 2003.

**DISCUSSION:** The Armistead L. Boothe (Boothe) field upgrade will convert the existing natural grass diamond field with traditional dirt infield and natural grass overlay rectangular field to a full synthetic turf diamond field with synthetic turf overlay rectangular field. In addition,

upgrades to the field lighting, dugouts, bleachers, scoreboard, and scorers' table will be included in the project.

The site has several environmental constraints, including the floodplain and two Resource Protection Areas (RPA), one on the western park boundary and one on the southern park boundary. A special exception granted by the Planning Commission will be necessary to permit the field within the RPA. The proposed Boothe site design will remove all existing impervious surfaces out of the 100-foot buffer on the western park boundary and shifts the field slightly north and east to avoid the western RPA. While the project is unable to remove all encroachments from the 100-foot buffer of the southern RPA and still meet the field program requirements, the proposed plan does create a 50-foot buffer from the footprint of the existing field. The 50-foot buffer is proposed to be forested with a pervious surface trail wrapping around the south and west sides of the field. Regarding the floodplain, the project will require floodplain modeling and analysis.

A virtual community meeting was held on February 25 to present the proposed design and receive input. A community survey was posted online from February 25 - March 10 to receive additional feedback. The information received will inform the 60% design plans.

The project will be presented to the Environmental Policy Commission on May 17, 2021 for the Resource Protection Area Exception Request. The project is then anticipated to be heard at the second Planning Commission public hearing in June for the exception.

**FISCAL IMPACT:** The design and construction phases of the Armistead L. Boothe Park Field Renovation project are funded through the RPCA Capital Improvement Program. Maintenance will continue to be the responsibility of RPCA.

**STAFF:**

Jack Browand, Acting Deputy Director, Department of Recreation, Parks and Cultural Activities  
Bethany Znidersic, Acting Division Chief, Department of Recreation, Parks and Cultural Activities

## City of Alexandria, Virginia

---

### MEMORANDUM

**DATE:** MARCH 18, 2021

**TO:** PARK AND RECREATION COMMISSION

**FROM:** JACK BROWAND, DIVISION CHIEF  
PARK PLANNING, CAPITAL DEVELOPMENT & WATERFRONT

**THROUGH:** JAMES SPENGLER, DIRECTOR  
RECREATION, PARKS & CULTURAL ACTIVITIES

**ITEM 4.:** FY 2022 COMMUNITY MATCHING FUND SCHEDULE AND UPDATE

---

**ISSUE:** Park and Recreation Commission receipt of the FY 2022 Community Matching Fund status and schedule.

**RECOMMENDATION:** That the Park and Recreation Commission receive this update on the status and schedule of the FY 2022 Community Matching Fund program.

**BACKGROUND:** The Community Matching Fund provides 1:1 matching awards of up to \$25,000 to community groups that propose fundraising for park and recreation facility improvements. Awards are provided annually and funded through the City's Capital Improvement Program (CIP) budget. The process to receive and award projects typically begins March through June each calendar year.

**DISCUSSION:** The Covid-19 emergency that began March of 2020 impacted the Community Matching Fund. In FY 2021 the program budget was reduced, and timelines were extended due to the uncertainty of the pandemic. With the emergency continuing well into calendar year 2021, staff are proposing a revised program schedule similar to the FY2021 award cycle. The FY 2022 award cycle will be as follows:

- May-June: Staff receives Community Matching Fund applications
- July-August: Staff reviews applications
- September: Staff presents recommended proposals to the Park and Recreation Commission
- October: Park and Recreation Commission holds public hearing and awards projects

Groups will continue to have one year to fundraise. Fundraising extensions may be granted should the Covid-19 emergency continue into calendar year 2022.

**FISCAL IMPACT:** No fiscal impact is anticipated. The FY 2022 Proposed CIP budget restores the original program budget of \$200,000. City Council will adopt the proposed budget on May 5.

**STAFF:**

Judy Lo, Acting Principal Planner, Recreation, Parks & Cultural Activities

Lucresha Murphy, PARKnership Manager, Recreation, Parks & Cultural Activities